

Brighton Historic Preservation Commission

Historic City Hall, 22 S. 4th Ave., 3rd Floor, Heritage Room
Brighton, CO 80601

Agenda

Date: August 14, 2014

6:00 p.m.



BRIGHTON HISTORIC PRESERVATION COMMISSION

500 S. 4TH Avenue
Brighton, CO 80601
303-655-2042

sjohnson@brightonco.gov

Chairperson:

Joseph Burt

Vice –Chair:

Treasurer/Secretary:

Allison Lockwood

Commissioners:

*Danielle Henninger
Patricia Reither
Albin Wagner*

City Council

Representatives:

*Ken Kreutzer
Kirby Wallin – Alternate*

Emeritus

Wayne Scott

Youth Commission

Representative:

Alternate:

*Ken Mitchell
Lynette Marrs*

City Admin. Assistant:

Sheryl Johnson

City Staff:

Aja Tibbs

NOTE: Meet at 5:30 p.m. at the Bromley / Hishinuma Farm for a tour

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|---|------------------------|
| I. CALL TO ORDER / PLEDGE OF ALLEGIANCE | Joseph Burt |
| II. ROLL CALL | Sheryl Johnson |
| III. SEATING OF ALTERNATES | Joseph Burt |
| IV. APPROVAL OF AGENDA | Joseph Burt |
| V. APPROVAL OF MINUTES FOR JULY 9, 2014 | Joseph Burt |
| VI. PUBLIC COMMENT | |
| Public invited to be heard on matters not on the agenda (Limited to 5 minutes) | |
| VII. REPORTS / PRESENTATIONS | |
| Presentation from Arts & Culture | Helen Rodriquez |
| <u>Staff:</u> | |
| Report from Aja | Aja Tibbs |
| Update on Agricultural Properties Survey Grant | Interns Nathan & Jenny |
| <u>Committees:</u> | |
| VIII. UNFINISHED BUSINESS | |
| Event Planning | Danielle Henninger |
| 2014 Finances | Allison Lockwood |
| IX. NEW BUSINESS | |
| X. ADDITIONAL COMMENTS | |
| XI. ADJOURNMENT | |
| XII. ANNOUNCEMENTS | |
| Market Day – August 23, 2014 | |
| Eco Fair – September 20, 2014 | |
| 1950s Rock Around the Clock – October 11, 2014 – 6:00 – 9:30 p.m. | |
| Saving Places Conference 2015 – Advancing Preservation Practices – February 4 – 6, 2015 | |

NEXT MEETING
September 11, 2014



500 S. 4th Avenue, Brighton, CO 80601

MINUTES of the Brighton Historic Preservation Commission meeting for the City of Brighton, Adams County, Colorado held in the Community Room at the Brighton Recreation Center at 555 North 11th Avenue, Brighton, Colorado.

DATE: July 9, 2014

The Historic Preservation Commission participated in a joint meeting with the Brighton Parks and Recreation Advisory Board with the purpose of discussing the Bromley / Hishinuma landscaping project. The meeting was called to order at 5:35 p.m. followed by the Pledge of Allegiance and introductions of the attendees.

The Landscape Plan for the Bromley / Hishinuma Farm which is part of the master plan was presented by Stanley Consultants. A grant from Adams County has been awarded for this project. The plan is to get everything in order and begin the landscaping next summer. An issue that needs to be resolved before that time is the water that will be used at the farm. There is a deep well on site that needs to be in working condition or some other source would need to be secured. Water cannot be used from the Fulton Ditch. The 3 options for water are: 1) to redrill the well if we can get the process approved with the State; 2) dig a shallow well and use the ditch for augmentation; and 3) use City water which could be non-potable. The water issue will be resolved before construction begins on the landscape.

The landscape plan was presented by Jamie Ramos and Earen Hummel of Stanley Consultants. The consultants took into consideration the historic value of the farm trying to incorporate landscape of homesteads from the 1890's to the 1910's. Most homesteads did not have landscape around the houses. Trees were used as a windbreak and most did not have lawns. The consultants will do their best to integrate time periods by using xeriscape and native plants that are pest and disease resistant. There will be plots for a garden area which was typical of the historic period. There will be 2 colors of canopy trees for balancing and buffering the edge of the site. Parking lots were added to the back of the property with access from Bromley Lane on future 15th Avenue extension. There could be orchards and seasonal planting of items such as pumpkins. A children's garden path would be around the house and the migrant worker house. The barn could be used for dances, dinners or picnics and / or there could be small animals on the site as well. There would be an area for corrals and stables. There would be an area in the lawns for picnics and have a commercial kitchen on site. The commercial kitchen could be used in teaching how to make jams or can / preserve garden foods. This would also allow having a farm dinner as well as other events such as weddings. Farmer's Markets or cultural events could take place here also. The plants would have a xeric approach using less water. The Bromley Farm was known for having trees lining the lane and this canopy of trees has been incorporated into the landscape. The lane could be used for bicycles, walking path but would be best not to be used by vehicles. The surface of the lane could be left dirt and graveled and the tree line would include ornamental trees as well. The perimeter of the farm will be fenced. A farmer will farm the fields on the perimeter of the farm and would use a drip irrigation system. The developer will build the service roads and there will be access to the Oasis Water Park parking lot from the farm. A recommendation will be presented to City Council at an upcoming meeting.

The Parks and Recreation Advisory Board finished up their business on their agenda.

The Historic Preservation Commission meeting followed.

Call to Order/Pledge of Allegiance: Chair Joseph Burt called the meeting to order at 7:00 p.m. The pledge had been recited at the beginning of the Parks & Recreation Advisory Board joint meeting.

Roll Call/Establish Quorum: Commissioners Present: Joseph Burt, Danielle Henninger, Allison Lockwood, Lynette Marrs, Patricia Reither, Albin Wagner and Ken Kreutzer

Commissioners Absent: (Excused) Kevin Dunham

(Unexcused)

Staff Present: Sheryl Johnson & Aja Tibbs

Others Present: Nathan May, Jenny Deichman and Mark Humbert

Seating of Alternate:

Alternates were not seated.

Approval of Agenda:

Approved as is.

Approval of Minutes for June 12, 2014:

Approved as written.

Public Comment:

None

Reports / Presentations:

Staff: Aja Tibbs

HISTORIC SITES:**575 Bush Street - Former Senior Center**

The designation process is on hold. City Council wants to determine the use of this building before moving forward. We will not be able to apply for a grant at this time.

Bromley/Koizuma-Hishinuma Farm – Property Tour

We would like to set a time when we can tour the facility. A tour date and time was set for August 14th at 5:30 p.m. prior to our next scheduled meeting. It was recommended to bring a flashlight. This will allow for time to get back to the meeting as Arts and Culture will be present at this meeting also.

HPC Watch List

The interns have been working to get architectural and historic information for the properties on our watch list. They have completed research of the county records and are looking for additional historic data we have linked to the properties. There are still a lot of properties that are missing the history. Once the information is compiled, it will be converted into a mapping layer that can be linked to photographs of each property.

SURVEY:**11 Properties Survey Update**

Deon Wolfenbarger with Three Gables Preservation has submitted the final report for the 11 properties. Copies of the final report are available in paper or digital.

EVENTS:**Community BBQ (July 24) and Market Day (August 23)**

The Community BBQ is on July 24th and we will have a booth at the event. Market Day is on August 23rd and the Historic Preservation Commission will have a booth at this also. Commissioners were encouraged to sign up to help at the booths. It was suggested to do a drawing for a prize at the BBQ booth that could be tickets to the event on October 11th. Also a poster board could be created regarding the 11 properties that were just surveyed for the booth.

PERMITS:

No permits to review

REFERRALS:**Culligan Water – 400 West Bromley**

Culligan is submitting development plans for expansion which could include demolishing a 600 square foot garage that is on the site that was built in 1926. The previous owners were Kirk and Susan Ewing. There was no significance found that was related to the property or the previous owners. Comments were not submitted by staff on this property.

RELATIONAL COMMUNICATION:**Brighton Cultural Arts Commission (BCAC)**

Helen Rodriguez with the Arts and Culture Office will be at our next meeting to discuss the Cultural Master Plan. There is a survey associated with the plan that should be filled out in advance of our August meeting. The survey is on the Cultural Arts website at <http://brightoncoarts.org/251/survey>.

HPC OFFICE:

Scanning and Archiving

The interns are in the process of organizing and preserving the historic documents. Scanning of the Japanese newspapers is underway. Some things may not be in the same location as before.

Office Use

A computer has been installed in the office. User accounts will be set up for those who want access to the computer. The scanner can be used without the computer.

TRAINING:

Northeast Colorado Regional Historic Preservation Commission Forum

This will be the last reminder for the Northeast Colorado Regional Historic Preservation Commission Forum on Friday, August 8th in Loveland at the City Council Chambers, 500 East 3rd Street.

Update from the Interns:

Nathan and Jenny have been working on surveying the agricultural properties in trying to determine which properties will be part of the next phase of the Historic Resource Survey Plan. They are looking at the buildings and the condition of them as well as aerial photos. There are about 60 properties in Weld County and there are 4 located near Vestas. They are working hard on the agricultural properties.

Committees:

No Reports

Unfinished Business:

Event Planning

Currently 2 sponsors have been secured. The sponsors are Avenue L and United Power. We are working to secure a vendor for the Shake / Malt bar. If anyone knows of someone who has old cars, Danielle is still looking for cars to display. More invite cards are needed to pass out at the Community BBQ and Market Day. Danielle is going to check with some of the downtown businesses and will hang posters.

More prizes need to be ordered for the upcoming booths we will be having.

2014 Finances – Allison Lockwood

There is \$9,334.54 left for 2014 expenses. A proposal needs to be presented for the 2015 budget. We need to evaluate the need for a fulltime position. Some more archival supplies need to be ordered so the interns can continue to organize and preserve the historic documents.

New Business:

Donation from the American Legion – Pat Reither

The American Legion has a garage full of stuff that they would like to donate. There is a photo of Phillip Wade who was the 1st person who died from Brighton in WWII. There are scrapbooks and old minutes. If it is stuff that we can't take, maybe the Colorado Historical Society would like the information.

Plaques – Pat Reither

The plaques are bronze and cost about \$305 each. Some could be made smaller. For the downtown group, something could probably be done for about \$195 which could include a photo of the building on the plaque. Another idea would be to have a framed photo of the building along with a framed history of the building to be placed in each of the downtown businesses. We do not want to do plaques until the buildings are designated. The plaques should be similar and done jointly so that they all have the same appearance.

Additional Comments:

None

Announcements:

See agenda for upcoming events

Adjournment:

Motion to adjourn at 8:09 p.m. by Danielle. **Second** by Lynette. **All Commissioners in favor.**

Next Meeting: August 14, 2014 at 5:30 P.M. at the Bromley / Hishinuma Farm followed by the meeting back at Historic City Hall

Submitted by,

Sheryl Johnson



HISTORIC PRESERVATION COMMISSION

Staff Report

Monthly report on staff activity related to and involving Historic Preservation items.

Date Prepared: July 31, 2014

Date Presented: August 14, 2014

Prepared By: Aja Tibbs, Long Range & Hist. Pres. Planner

Reviewed By: Jason Bradford, Planning Manager

Aja Tibbs, Long Range & Historic Preservation Planner

8/14/2014

HISTORIC PRESERVATION COMMISSION

Staff Report

HISTORIC SITES:

575 Bush Street - Former Senior Center:

The Senior Center designation has been rescheduled for 2nd Reading. The intent is for the Council to review and discuss the project as a whole during the August 11 Study Session, and return to the 2nd reading of the designation at the regular Council meeting on August 18. Staff has prepared a packet for the second reading, but has not been requested to present at the Study Session.

Bromley/Koizuma-Hishinuma Farm – Property Tour:

Mark Heidt with the Parks and Recreation Department will be providing a tour to the Preservation Commission of the Bromley Farm before our regular meeting. Please meet at the property at 5:30pm, and remember to wear appropriate shoes for a construction site.

Brighton Farmers Co-op Grain Elevator:

Signs were posted on the structure indicating the property was to be demolished August 1st. Staff has confirmed that the signs were posted by the Union Pacific Railroad Company (UPRR), who we believe owns the land (right-of-way) underneath the structure. Staff has been in contact with UPRR regarding the pending demolition and has been told that actual demolition is approximately two years out. In the meantime, we are exploring our options for preservation and documentation of the structure.

SURVEY:

11 Properties Survey Materials

Final copies of the survey results have been duplicated and will be provided at the regular meeting. Digital and/or paper copies have been made according to requests submitted at the previous meeting. The results will also be made public following this meeting via our website, facebook, and more.

EVENTS:*Market Day (August 23):*

Please check your calendars for our next booth event, which is Market day on Saturday, August 23. Staff will request Commissioner commitments during our regular meeting so that a schedule can be drafted up. The event will be held ____ to _____ so we will need about ____ volunteers for 2-3 hour shifts.

PERMITS:

Nothing to report

REFERRALS:*The Village @ Southgate (Foley Farm)*

Background: The zoning and preliminary plat applications for the Village at Southgate were previously reviewed by the city. During this review process, the applicant surveyed the properties and presented the Foley Farm survey to the Historic Preservation Commission. Subsequently, an arrangement was made to allow demolition of the farm and other structures with the exception of the barn and silo: these were to be moved to the park within the subdivision. Movement and preservation of both structures was dependent upon their structural integrity which was not yet determined. The zoning (PUD), and preliminary plat applications were approved with this agreement.

Current: An application for the final plat was submitted on July 23, and is under staff review. The applicant did not include a structural assessment with the submittal, so staff has commented that the assessment must be received and final determination of the structural integrity and relocation plans shall be determined prior to plat approval. Staff awaits a resubmittal and response from the applicant.

RELATIONAL COMMUNICATION:*Brighton Chamber of Commerce*

Staff worked to compile research for the upcoming Chamber of Commerce event, which will include a historic tour of downtown properties. The properties researched where:

Address	Present Business	Historic Uses
43 N Main St	Creative U	Schloo's Mens Furnishings

39 N Main St	Milagros Soaps	Eaton Sam General Store
25 N Main St	Jordenelli's	J.C. Penny Co. / Jordenelli's Restaurant and Bar
3 N Main St	Brighton Photography	First National Bank / Bank Building (5 N Main)
300 Strong St	Armory Cultural Center	Armory
36 S Main St	Mainstreet Creatives	Not a historic building - built in 1965

Community Calendar Project

Staff has finalized a story and photo spread for the Community calendar, which features the Adams County Courthouse (as discussed at a previous Commission meeting.) The Historic Preservation Commission will be featured the month of May for National Historic Preservation Month.

HPC OFFICE:

Scanning and Archiving

Sadly, our interns work at the office has come to an end. Jenny and Nathan worked hard to scan over 80 Japanese American Newspapers this summer (in addition to the many hours of survey and property research work they have completed). In their spare time they have also helped staff protect and sort through much of the Cress correspondence letters (over 400 items so far). This is only a tiny portion of what we have to do, but it is a good start!

American Legion Collection

Staff met with Mr. McCoy, and Commissioner Reither at Mr. McCoy's house on Wednesday, August 30 to sort through items related to the former American Legion Post #46. Among the items donated by Mr. McCoy were newspaper/event scrapbooks, deed/title information for the armory, American legion flags and member manuals, photographs, and more. Staff will work to get the donated items preserved and folded into our archives.